ORDINANCE NO. 5213

AN ORDINANCE AMENDING CHAPTER 34, "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS AND ORDINANCE NO. 4647, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY CLAUSE, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Sec. 34.43 of the Code of Ordinances of the City of Garland, Texas is hereby amended to read as follows:

"Sec. 34.43. Site Design.

- (A) Building Design. The following requirements apply to both full-service hotel/motels and to limited-service hotel/motels:
 - (1) Accessibility. A guest room shall be accessible only from an internal hallway and the internal hallway shall be accessible only from a central lobby area contained within the hotel/motel.
 - (2) Exterior walls. No more than two basic materials (in addition to glass) shall be used on an exterior wall on any single building of a hotel/motel. One of the two materials shall be masonry. The percent of masonry as required below shall be measured for each expanse of exterior wall between corners of 15 degrees or more. Exterior walls shall be composed of:
 - (a) at least 50% primary masonry product such as brick, stone, hand-laid tile (laid unit-by-unit), or veneer simulations of such materials having the appearance of hand-laid units;

- (b) not more than 50% secondary masonry products, that is, exterior insulation and finish systems composed of natural aggregates and synthetic binders having a minimum applied thickness of 3/4 inches, exposed aggregate, glass block or decorative concrete masonry units other than flat-gray block; and
- (c) not more than 20% non-masonry materials, excluding doors, windows and window units.

The Director of Planning may approve a masonry alternative if the alternate material has a true unit-masonry appearance, the material has been rated by a national standards rating association or has been accepted by the industry as safe and suited for the intended use, and the material has been demonstrated to be as durable as exterior unit masonry.

(B) Site Facilities.

- (1) Number of Rooms. A full-service hotel/motel shall have at least 100 guest rooms. A limited service hotel/motel shall have at least 65 quest rooms.
- (2) Meeting Rooms. A full-service hotel/motel shall have at least one meeting room of at least 4000 square feet in area. A limited-service hotel/motel shall have at least one meeting room of at least 700 square feet in area. The meeting room shall be equipped with a sink and a coffee bar.
- (3) Swimming Pools. A full-service hotel/motel and a limited- service hotel/motel shall have a swimming pool of at least 800 square feet of surface area.
- (4) Restaurants and Food Service. A full-service hotel/motel shall have, on-site, a restaurant with table service provided primarily by waitpersons, seating for at least thirty customers, and full menu service offering multiple entrees with on-site food preparation.

- (C) Parking and Circulation. The following requirements apply to both full-service hotel/motels and to limited-service hotel/motels:
 - (1) Parking shall be provided at the ratio of 1.25 parking spaces per guest room in addition to required parking for any additional component of the hotel/motel such as meeting rooms and restaurants. Parking spaces shall be separated by at least one foot.
 - (2) An attached, covered, drive-through area adjacent to the hotel/motel lobby or main desk shall be provided for the temporary parking of vehicles during guest registration or check-out.
 - (3) All parking areas shall be illuminated by lighting standards having a minimum illumination intensity of 2.0 foot-candles measured at ground level.
- (D) Screening. In addition to any other screening and landscaping requirements imposed by the Code of Ordinances or the Comprehensive Zoning Ordinance, both full-service hotel/motels and limited-service hotel/motels shall provide screening of ground-mounted satellite, HVAC (other than HVAC equipment serving an individual unit) and auxiliary power equipment by means of a masonry screening wall or a wrought-iron (tubular steel) fence with a living screen either of which shall be of sufficient height to block visibility of the equipment from view at the property line.
- (E) Security. The following requirements apply to both full- service hotel/motels and to limited-service hotel/motels:
 - (1) When a guest arrives for registration, the guest shall provide at least two forms of identification, one of which shall include a photographic likeness of the guest and be issued by a governmental agency. The guest shall also provide the license plate number of the vehicle, if any, to be used by the guest during the guest's stay. The hotel/motel shall issue a parking sticker or other identifying placard to be placed on the windshield of each vehicle to be used by the guest during the guest's stay.

- (2) A hotel/motel shall install and maintain, in proper operating order, security cameras *in* each interior hallway and lobby, in the parking lots, and at each exterior door. The cameras shall be placed so as to provide visibility to the front and rear exteriors of the building and to the swimming pool area. Monitors shall be provided for security and other hotel/motel personnel so that on-site activities may be viewed at all times. Videotapes from security cameras shall be operating 24 hours a day and shall be kept a minimum of 30 days.
- (3) Guest room access shall be provided only through the use of magnetic access keys.
- (4) Exterior doors (other than lobby doors) shall be locked after 10:00 p.m. and shall be equipped with an alarm or other device that will alert hotel/motel security and other personnel when the door has been opened.
- (5) Doors to guest rooms shall be solid core.
- (6) Graffiti and markings or insignia that do or may indicate the presence or association of a street gang shall be removed within 24 hours."

Section 2

That Sec. 34.44 of the Code of Ordinances is hereby amended to read as follows:

"Sec. 34.44. Bed and Breakfast Accommodations.

A bed and breakfast accommodation may provide no more than ten bedrooms for guests (exclusive of the living quarters of the owner or operator). Guests at a bed and breakfast accommodation may stay up to fourteen consecutive days provided that the bed and breakfast accommodation may only offer a daily rate and shall not offer weekly or bi-weekly rates. A bed and breakfast accommodation may include kitchen and dining facilities to furnish meals for guests only. Food preparation within a guest bedroom is prohibited. A bed and breakfast accommodation may not include a restaurant, banquet facilities or similar services. A bed and breakfast accommodation shall provide parking at the ratio of one parking space for each room. Parking spaces shall be separated by at least one foot."

Section 3

That Section 10-200 of Ordinance No.4647, as amended, the Comprehensive Zoning Ordinance, shall be amended by amending the land use chart to provide as follows:

- (1) A full-service hotel/motel shall be allowed as a permitted use in the FW (Freeway) District, the I-I (Industrial) District, the 0-2 (Office) District, and the CA-I (Central Area-I) District, and in a Planned Development District when so allowed by the granting ordinance. A full service hotel/motel may be allowed only by specific use permit in the CA-2 (Central Area-2) District.
- (2) A limited-service hotel/motel may be allowed only by specific use permit in the FW (Freeway) District, the I-I (Industrial) District, and the 0-2 (Office) District, and in a Planned Development District when so allowed by the granting ordinance.
- (3) A bed and breakfast accommodation shall be allowed as a permitted use in the CA-I (Central Area-I) District, and in a Planned Development District when so allowed by the granting ordinance. A bed and breakfast accommodation may be allowed only by specific use permit in the AG (Agricultural) District and the CA-2 (Central Area-2).

Section 4

That Section 38, Definition 117 of Ordinance No. 4647, as amended, the Comprehensive Zoning Ordinance, is hereby amended to read as follows:

"117. Hotel/Motel

A building for the overnight or temporary lodging of travelers for compensation. A hotel/motel may be either a full-service hotel/motel, a limited service hotel/motel, or a bed and breakfast accommodation, each as more particularly described in Article IV of Chapter 34, "Zoning", of the Code of Ordinances."

Section 5

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

Section 6

That Chapter 34, "Zoning", of the Code of Ordinances of the City of Garland, Texas, as amended, and Ordinance 4647, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 7

That the terms and conditions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 8

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

DAGGED AND ADDROVED this the Cth day of Oatabar 1000

| PASSED AND APPROVED this the 6" day of October, 1998. | |
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| | CITY OF GARLAND, TEXAS |
| | James M. Spence |
| | Mayor |
| ATTEST: | |
| Ranette Larsen | |
| City Secretary | |